Cromwell Road, Castleford, WF10 3LA

Offers Over £130,000

Park Rôw

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Lead In

Situated in a popular residential area of Castleford, this well-maintained two-bedroom semi-detached home presents an excellent opportunity for a variety of buyers, including first-time purchasers, investors and those looking to downsize.

The accommodation briefly comprises a welcoming lounge, a fitted kitchen and a useful utility room to the ground floor. To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property boasts a spacious rear garden, providing plenty of outdoor space for relaxing or entertaining, along with the added benefits of a private driveway and a detached garage. The home is presented in modern condition throughout while still offering excellent potential for buyers to add their own style and further enhance the property.

Ideally positioned close to a range of local primary and secondary schools, Castleford town centre, local amenities and excellent motorway links, this home offers convenience for commuters and families alike.

Available to view immediately, we expect strong interest in this fantastic home. Contact us today to arrange your early viewing.

Entrance Hall

1.12 x 1.20 (3'8" x 3'11")

Access to the living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room

3.54 x 4.49 (11'7" x 14'9")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

2.36 x 4.21 (7'9" x 13'10")

Access to the utility room. Kitchen base units with space for an oven and option to reconnect plumbing for washing machine. Sink with drainer and mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Utility Room

4.32 x 1.19 (14'2" x 3'11")

Space for fridge/freezer. UPVC access door leading to the side of the property. Wood effect flooring.

Landing

1.29 x 2.03 (4'3" x 6'8")

Access to both bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One

2.82 x 4.54 (9'3" x 14'11")

Carpeted throughout. central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

3.12 x 3.31 (10'3" x 10'10")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

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Bathroom
1.68 x 2.06 (5'6" x 6'9")

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps, shower screen and mains feed shower. Partial wall tiles. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External

The property is approached via a generous driveway providing ample off-street parking for multiple vehicles, leading to a detached garage offering excellent storage or secure parking. A low-maintenance gravelled front garden enhances the attractive kerb appeal, while a paved pathway leads to the welcoming entrance. Gated side access provides convenient entry to the rear garden.

The fully enclosed rear garden is beautifully presented and offers an excellent outdoor space for the whole family to enjoy. Predominantly laid to lawn, the garden provides plenty of room for children to play, while a paved patio seating area adjacent to the property creates the perfect spot for outdoor dining and entertaining. To the rear, an additional decked seating area enjoys a private setting, ideal for relaxing in the warmer months. The detached garage is accessed from the garden and offers excellent storage or workshop potential, with the garden benefiting from secure fencing, mature planting borders and a high degree of privacy.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

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Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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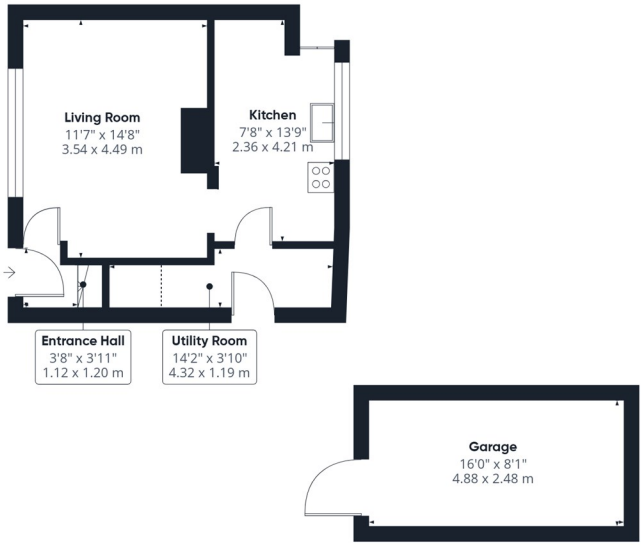
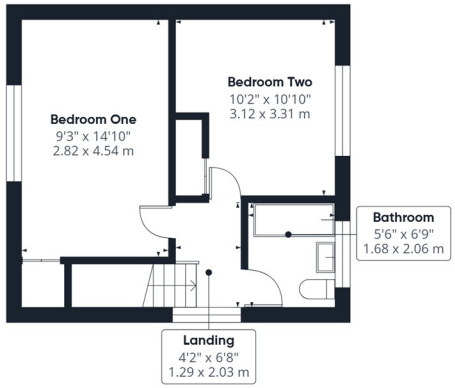


Floor 0



Floor 1

Approximate total area(1)

785 ft²

72.8 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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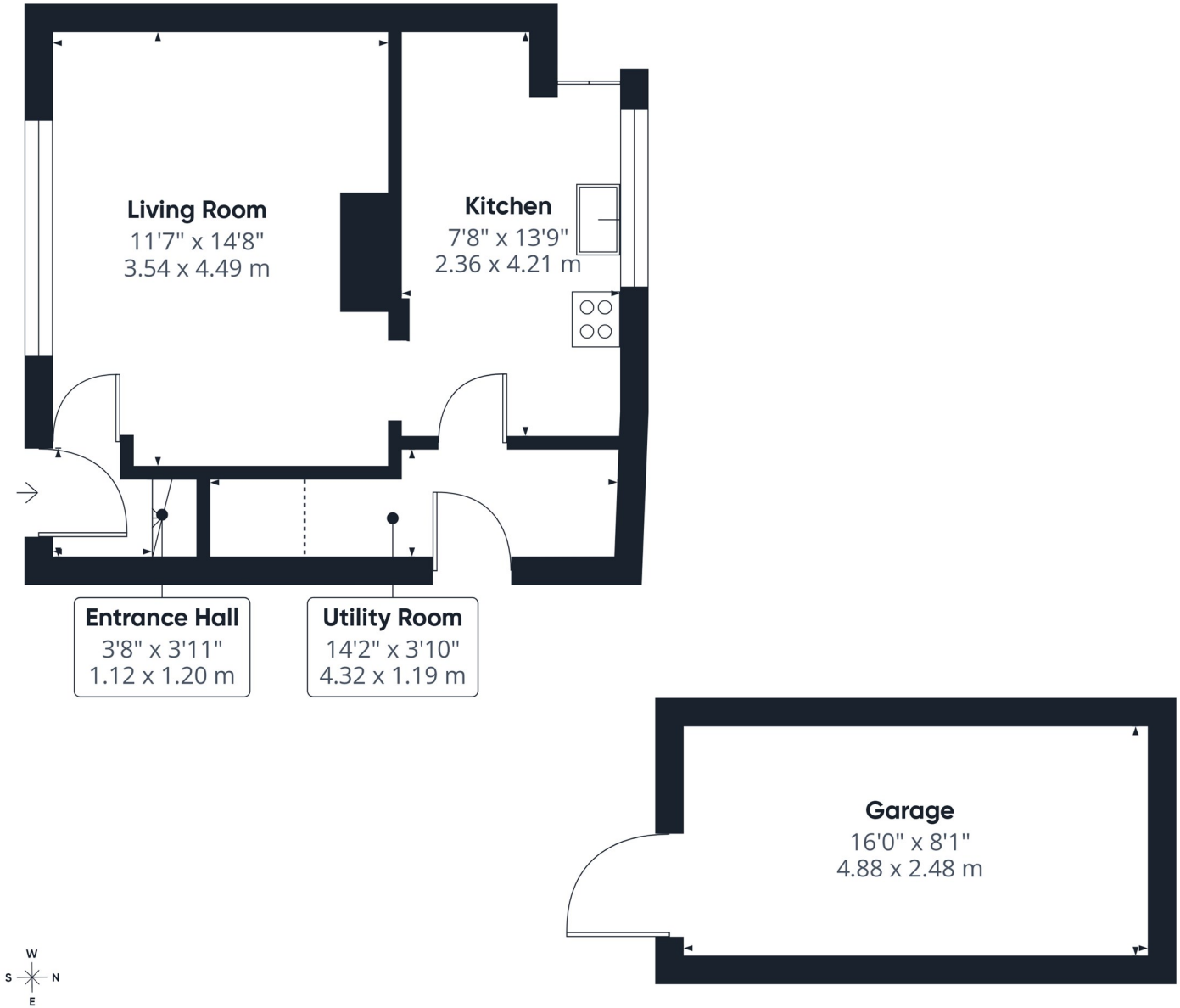

Floor 0

Approximate total area(1)

465 ft²

43.2 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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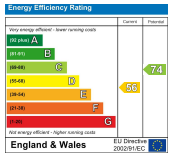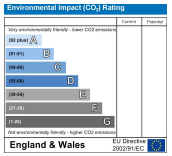
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